

The regular meeting of the Farr West City Council was held on March 19, 2015 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Matt Gwynn, Boyd Ferrin, Tom Burkland and Ava Painter. Paul Dinsdale was excused. Planning Commission Members present were John Stewart, Ken Phippen, Joe Markland, Phil Owen and Bonnie Beal. Staff present Andrea Ortgiesen. Visitors present were: see attached list.

Mayor Lee Dickemore called the meeting to order. Ava Painter led in the Pledge of Allegiance. Boyd Ferrin offered a prayer.

#1 – Public Comments

There were no public comments.

#2 – Report from Planning Commission

John Stewart reported the Planning Commission held a public hearing for a regulator station for Questar Gas. The Planning Commission recommended approval. John reported they discussed a conditional use for B&K Fox Contractors. The Planning Commission recommended approval with conditions of a 6 foot decorative wall along all property lines that abut residential property, additional landscaping and no construction equipment or storage be placed on the RV storage portion of the site. The Planning Commission set a public hearing for a re-zone of property next to the Farr West Park. They also set a public hearing for the conditional use permit for the same property. The Planning Commission approved a site plan for Aspen Paving. They recommended Final Approval of Farr West Meadows Phase 5. The Planning Commission tabled approval of Remuda Court. They discussed the progress on WISCO and John and Sean will be going out to the property and see what he has done. They set a public hearing on the accessory building ordinance. They also set a public hearing for the conditional use permit process regarding notification of surrounding properties. The Planning Commission recommended approval of the General Plan. Boyd Ferrin asked if everything was complete on the Aspen Paving Site Plan. John stated the only thing not there now is the future building. Ava Painter asked if Mr. Larose has spoken with the resident on the north. Mr. Larose stated yes. Ava stated she will address this later in the meeting.

#3– Follow-up and Approval of Minutes dated March 5, 2015

AVA PAINTER MOTIONED TO APPROVE MINUTES DATED MARCH 5, 2015. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

4 - Motion – Approval of Home Occupation Business Licenses – La Rae Roberts Sewing LLC Catch Photo Booths

MATT GWYNN MOTIONED TO APPROVE A BUSINESS LICENSE FOR LA RAE ROBERTS SEWING LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

MATT GWYNN MOTIONED TO APPROVE A BUSINESS LICENSE FOR CATCH PHOTO BOOTHS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#5 – Motion – Approval of Business License – Aspen Paving Inc. - Gregg Jachim

Gregg Jachim and Bart Larose were present seeking approval of a business license for Aspen Paving Inc. Ava asked what the discussion was with the neighbor. Mr. Larose stated the resident would like to keep her fence so he will install his chainlink fence next to it and then jog back over to the property line past the pasture section. Ava asked about privacy. Mr. Larose stated there will be slats in the chainlink. Boyd asked about time frame. Mr. Larose stated they are waiting for a bid on the fence, but it will go up soon. He stated the paving will be done in the summer.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ASPEN PAVING INC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Approval of a conditional use permit for Questar Gas Company regulator station located at 3178 North Pelican Drive

Doug Rogers was present seeking approval of a conditional use permit for Questar Gas Company.

AVA PAINTER MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR QUESTAR GAS COMPANY REGULATOR STATION LOCATED AT 3178 NORTH PELICAN DRIVE. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approval of a conditional use permit for a construction office and RV storage for B & K Fox Contractors located at 1957 North 2000 West – Bill Fox

Bill Fox was present seeking approval of a conditional use permit for a construction office and RV storage for B&K Fox Contractors. Boyd Ferrin asked where the construction equipment will be parked. Mr. Fox stated by the office while he works on it during the winter, but during the summer it is mostly off-site. Ava asked if he is building a maintenance shop. Mr. Fox stated it is part of the building with the RV storage office and his estimating office. Boyd asked how much equipment will be stored. Mr. Fox stated most of it will be on jobs. Boyd confirmed that Mr. Fox knows the recommendations the Planning Commission made. Mr. Fox stated he is not

opposed to the extra landscaping and asphalt, but is opposed to the block wall. Mr. Fox had pictures of several other properties that have not been required to put up a block wall. Ava stated this is a new site. Mr. Fox stated a block wall will put him out of business due to expense. Boyd stated it is their job to protect the properties surrounding this site. Mr. Fox asked if he put landscape rock with a vinyl fence on top. Ava stated he would have to work with the Planning Commission on that. Mayor Dickemore stated Randy Marriott has purchased most of the property behind this that will be a residential use. Mr. Fox stated Mr. Marriott is aware of what he is doing. Matt Gwynn asked what the significant difference is between a vinyl fence and a block wall. John Stewart stated it is mostly for the sound issue that comes along with construction businesses.

BOYD FERRIN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A CONSTRUCTION OFFICE AND RV STORAGE FOR B & K FOX CONTRACTORS LOCATED AT 1957 NORTH 2000 WEST WITH A DECORATIVE WALL ON ALL 3 SIDES OF THE PROPERTY, ADDITIONAL LANDSCAPING AND DESIGNATED RV STORAGE WITH NO EQUIPMENT PARKED THERE AND NO DUMPING OF CONSTRUCTION MATERIAL. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF AVA PAINTER WHO VOTED NAY.

#8 – Motion – Final Approval of Farr West Meadows Phase 5 located at approximately 2800 North 2500 West – Eric Stevenson

Eric Stevenson was present seeking final approval of Farr West Meadows Phase 5.

TOM BURKLAND MOTIONED TO GRANT FINAL APPROVAL OF FARR WEST MEADOWS PHASE 5 LOCATED AT APPROXIMATELY 2800 NORTH 2500 WEST. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

#9 – Discussion/Action – Farr West Park upgrades – Dave Bunderson

Dave Bunderson stated the material is a little more than they thought. He stated it will be approximately \$8,400 with 3 different bids. Mayor Dickemore stated they will not be able to make the upgrades before summer recreation, but will purchase the materials before this year's budget ends. Tom clarified what will be provided to the property south of the park. Dave stated it will be capped until they can find a way to make that work.

BOYD FERRIN MOTIONED TO APPROVE THE FARR WEST PARK UPGRADES. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#10 – Discussion/Action – Attendance for the ULCT Mid-Year Conference

Mayor Dickemore stated he has been down there many years ago and it is a great conference. He stated he would like to give everyone an opportunity to go down there. John Stewart asked

when the conference is. Matt Gwynn stated it will be the 8th-10th of April. Mayor Dickemore stated whoever attends will have to make a presentation upon their return.

AVA PAINTER MOTIONED TO APPROVE SENDING 2 CITY REPRESENTATIVES TO THE ULCT MID-YEAR CONFERENCE. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#11 – Discussion/Action – Voting Member Appointments to the ULCT Policy Committee

Matt Gwynn stated the Utah League of Cities and Towns is a quasi lobbying committee for local governments. Matt stated the City is allowed three members and currently have none appointed, which means none of our ideas or opinions are heard. Boyd asked about meetings. Matt stated they meet once a month and then each Monday during the legislature. John Stewart clarified that a voting member has to be a City Council Member.

TOM BURKLAND MOTIONED TO APPOINT MATT GWYNN, LEE DICKEMORE AND BOYD FERRIN TO THE ULCT POLICY COMMITTEE. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#12 – Discussion/Action – Railroad Tie Removal – Smith Family Park Property

Mayor Dickemore stated 700 loads of fill dirt have been hauled out to the property. Mayor Dickemore stated he has spoken to the County Commission and worked out a deal where they will haul away the ties for only the cost of tipping at the County Landfill. He stated bids have come in as high as \$200,000 so this will save the city a lot of money.

BOYD FERRIN MOTIONED TO APPROVE PAYING THE TONNAGE ON THE RAILROAD TIE REMOVAL FROM THE SMITH FAMILY PARK PROPERTY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#13 – Motion – Set a Budget Work Session for April 2, 2015 at 6:00 p.m.

MATT GWYNN MOTIONED TO SET A BUDGET WORK SESSION FOR APRIL 2, 2015 AT 6:00 P.M. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Tom stated they City really needs to push the engineering on the park so it can move forward and send out packages for bid so they know what to budget for. Mayor Dickemore stated the study on the fishery should be done by the end of next week and then we can move forward with the engineering of the rest of the park.

#14 – Discussion/Action – 2015 Municipal Election Method

BOYD FERRIN MOTIONED TO APPROVE THE SINGLE POLLING PLACE AS THE 2015 MUNICIPAL ELECTION METHOD. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#15 – Motion – Approval of General Plan

Ava pointed out the significant change of the zoning on 2000 West and thanked Bonnie for all her hard work. Tom Burkland also thanked Bonnie. Matt asked Ken Phippen to get the maps to Matt McColloch.

AVA PAINTER MOTIONED TO APPROVE THE UPDATED GENERAL PLAN. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#16 – Planning Commission Assignments

Boyd Ferrin asked that the recommendations be followed through on the site plan for B&K Fox. Ava Painter stated the Planning Commission doesn't need any more items to work on as they are keeping busy.

#17 – Report from Council on Assignments

Matt Gwynn reported there are 18 CERT team members and Lou continues to work on that. He stated he was unable to attend the animal control meeting. He stated he spoke with Lt. Ferrin and the formula for fees will be changing again, however, Matt doesn't feel our fees will go up very much. Matt stated that they have re-addressed the proposal of the cities paying the directors salary and this item will be voted on by the Mayors at WACOG.

Tom Burkland reported on the Weber County Storm Water Coalition. He stated most of this meeting was preparation for the water fair. Tom reported USWAC is working on low impact development seminar which is something the City may want to pass on to the Planning Commission. He reported there was one spill at the Roy Maverick with a fuel truck that failed to cap and spilled about 150 gallons into the storm drain. Tom reported on the Central Weber Sewer Board meeting. He stated the BDO outfall line is virtually complete. He stated they will have a surplus property auction later this year. He stated he didn't see anything of particular interest for the city, but will send the list to Dave Bunderson. Tom stated they discussed an interlocal agreement with Marriott-Slaterville regarding community development. Tom reported he has a few sales tax issues he is researching and following up on.

Boyd Ferrin reported on the Mosquito Board meeting. He stated it will be mosquito season shortly and they have discussed their plan. He stated he will be holding a meeting this coming Tuesday with the Freedom Festival Committee. He stated they are looking at eliminating the booths from the park following the parade.

Ava Painter stated the RAMP committee met on Tuesday and discussed meeting with the Park Committee to determine the priorities. Ava stated there will be a joint meeting on March 26th at 6:00 p.m. prior to the Planning Commission work session. Ava stated her recommendation is setting up two separate accounts to keep tracking simple for the separate grants. Ava reported that a resident had approached her about the private parking signs located at the Farr West Park and stated they didn't feel they were appropriate for the park. She stated after some discussion with the Mayor and Sean, the reason the signs were installed was because of vehicles being parked there for sale. Ava proposed changing the sign and making sure the daycare knows they cannot ask patrons of the park not to park their vehicles there.

Mayor Dickemore reported that Mick Holmes' mother passed away two days ago in St. George. He stated the viewing will be held Sunday, with a funeral on Monday. Mayor Dickemore stated he would like to keep the RAMP Grant Committee together since they have figured out the process so they can start early next year. Tom Burkland gave a summary of the joint meeting with Pleasant View on Tuesday. He stated there are several pictures online and encouraged residents to take a look at them and leave comments.

#18 – Approval of Bills

See Warrant Register dated March 18, 2015.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED MARCH 18, 2015. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#19 - Adjournment

AT 8:25 P.M., TOM BURKLAND MOTIONED TO ADJOURN THE MEETING. AVA PAINTER SECONDED THE MOTION, ALL VOTING AYE.

Andrea Orgiesen, Clerk

Lee Dickemore, Mayor

Date Approved: _____